

CHAPTER VI

DEVELOPMENT MASTER PLAN (DMP)

SECTION 1 - WHEN REQUIRED

A development master plan (DMP) may be required before accepting the initial plat which is a portion of a larger tract intended for development. The scale and mapping area for the DMP shall be set by the Planning Board.

SECTION 2 - DMP AS METHOD OF WAIVER FOR NEW COMMUNITY DEVELOPMENTS

The DMP shall serve as the method by which the County Planning Board may waive the requirements for a developer of new type communities, provided that:

- A. The developer uses both professional planning and engineering services.
- B. The developer submits a DMP of his entire development and the Planning Board approves the DMP.
- C. The developer agrees to meet the standards established by the Benton County Planning Board during said DMP approval. If after a period of two (2) years from approval date platting and development has not commenced or if during the life of the development there should occur a two (2) year period in which platting or development does not occur, the DMP approval will lapse. If no development has started it will be necessary to resubmit the entire DMP for approval. If approval lapses then that portion undeveloped must be resubmitted for approval. Any additions to a DMP will be required to be submitted under the regulations in force at the time of the submission of the additions.
- D. The developer establishes a property owners association or a suburban improvement district.

SECTION 3 - PREPARATION: THE DMP SHALL INCLUDE:

- A. Land holding capacity in terms of living units and population and designation as to high and low density.
- B. Primary street pattern throughout the entire development designating road classification and right-of-way width.
- C. General location and size of all proposed facilities ; including recreational, community, and commercial.
- D. Areas to be offered for purchase by or dedicated to public agencies.
- E. Proposed route of access from development area to nearest public highway capable of carrying proposed traffic load.
- F. Schematic plan for storm drainage, sewage disposal, and water supply.

SECTION 4 - SUBMISSION AND REVIEW

The developer shall submit sufficient copies of the DMP to the Planning Board Service Officer for review of compliance and for distribution to appropriate agencies. The Planning Board will review the developer's progress and compliance two (2) years after approval of the DMP and each two (2) years thereafter.